

GODALMINGBUSINESSCENTRE.CO.UK

EXCELLENT
PARKING



**UNIT 8
GODALMING**

BUSINESS CENTRE

WOOLSACK WAY | GU7 1XW

**HIGH QUALITY
COMFORT COOLED
OFFICES / CLASS E
BUSINESS UNIT**

2,452 SQ FT TO LET
(227.80 SQ M)

SPECIFICATION



Comprehensively
refurbished



Air
conditioning



Suspended
ceilings with LED
lighting



12 parking spaces
(1:204 sq ft)



Walking distance
to town centre &
train station



Excellent
natural light



Approx 2.5 miles
from A3 leading
to J10 of M25



Class E uses
considered



Exclusive ground
floor entrances/
reception areas



Open plan
accommodation



DESCRIPTION

Unit 8 is a fully refurbished, self-contained, two-storey office / Class E building set within an attractive landscaped environment and offering an abundance of car parking. Furthermore, the property benefits from generous double-glazed windows providing excellent natural light throughout.

The specification includes; 3-compartment perimeter trunking (ground floor), full access raised floor (first floor), suspended ceilings with LG3 lights, comfort cooling (first floor), central heating and an intercom door access control

The unit is available for immediate occupation.

	SQ M	SQ FT
Ground	114.83	1,236
First	112.97	1,216
TOTAL	227.80	2,452



LOCATION

Godalming Business Centre is approximately 2.5 miles from the London to Portsmouth A3 trunk road which leads on to Junction 10 of the M25 and the national motorway beyond.

Godalming Business Centre is immediately off Woolsack Way between Flambard Way and Catteshall Lane. It is just a 5 minute walk from the town centre with all local amenities including the train station immediately to hand.

Godalming train station regularly runs a mainline service to London Waterloo with a journey time of approximately 40 minutes.

PLANNING

We understand that the building benefits from a Class 'E' planning use and therefore could accommodate a variety of alternative commercial uses. Interested parties should satisfy themselves that their specific intended use is a compliant use.

TERMS

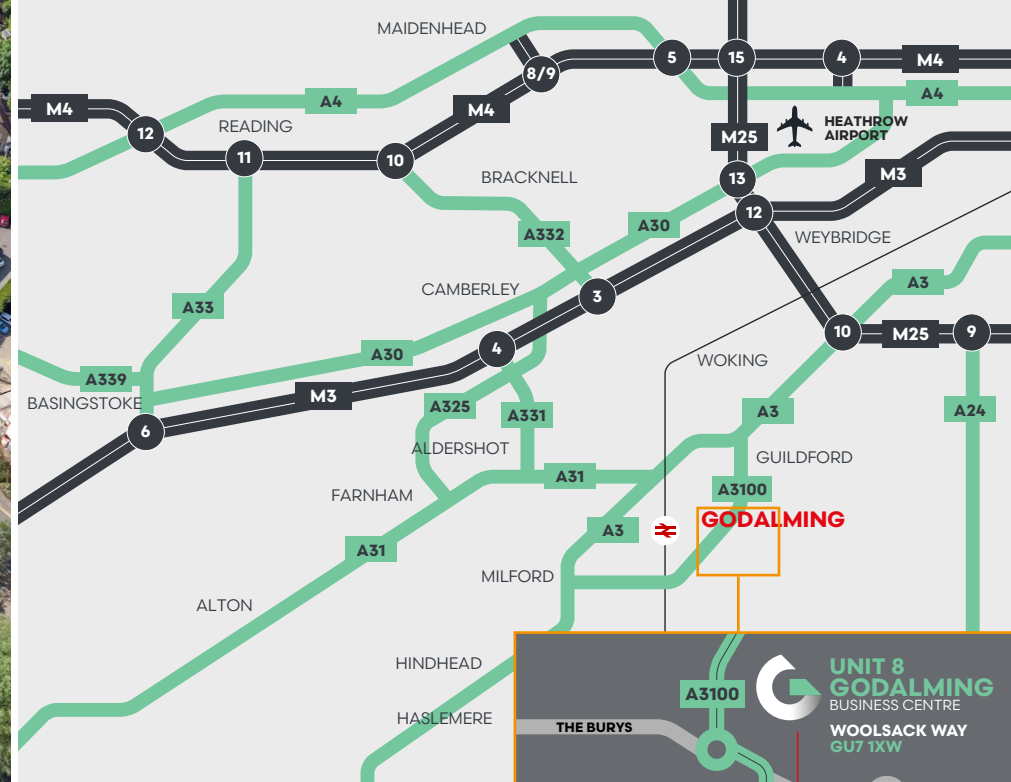
Available to let on a new FRI lease for a term to be agreed.

RENT

On application.

EPC

Rating C – 73.



**FOR MORE INFORMATION, FLOOR PLANS,
AND ALTERNATIVE USE DETAILS VISIT:**

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VIEWINGS

Strictly via the joint agents:

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